

We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



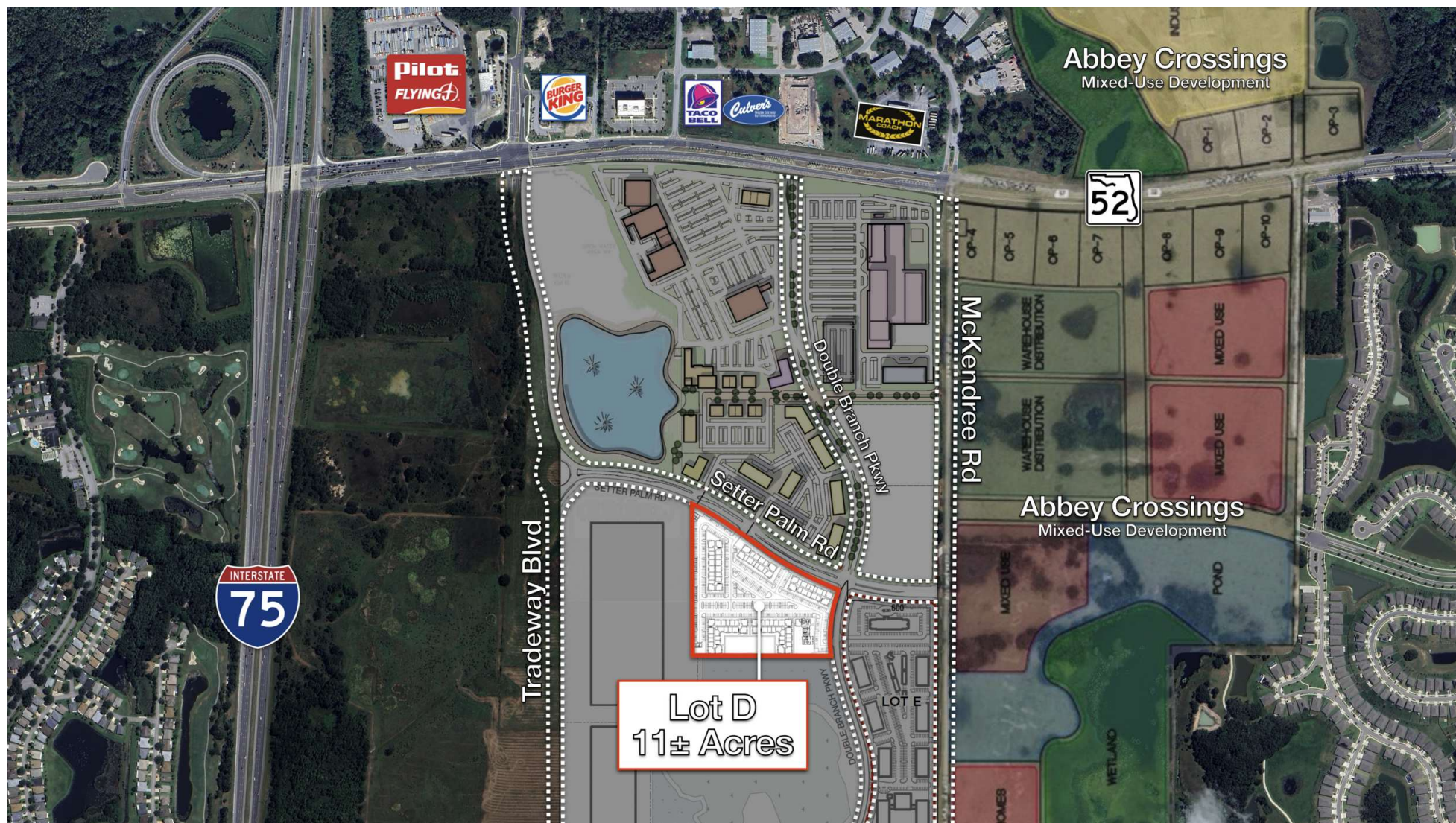
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

Eshenbaugh Land Company is pleased to offer an 11± acre pad-ready site ideal for Built-to-Rent (BTR) development in Pasco County. The property is fully graded and stabilized, with utilities stubbed and direct access to the master stormwater system, ensuring the entire acreage is net usable. Conceptual plans show 165 cottage units or 294 units of 3-story apartments fit on the site. Located along Setter Palm Road, the site connects to Abby Crossings and Mirada, featuring a premier lagoon amenity. Double Branch Parkway construction plans have been submitted, with infrastructure funded by the existing CDD. Zoned within an MPUD, the site is well-suited for BTR development, with expedited county approvals for a smooth entitlement process. The Pasco County Park Requirement is complete offsite, making this site entirely developable.

LOCATION DESCRIPTION

Double Branch is a 965-acre master-planned community in Pasco County, located at the southeast corner of I-75 and SR-52. It offers exceptional access to major highways and is designed to include a wide range of uses, including industrial, office, retail and residential.

MUNICIPALITY

Pasco County, Connected City, Double Branch CDD

PROPERTY SIZE

11.0± Acres

ZONING

MPUD, Part of Master Plan, Ideal BTR

PARCEL ID

09-25-20-0220-00000-00D0

PRICE

Contact Advisor For Pricing

BROKER CONTACT INFO

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Additional Information

CDD & FEES

There is a master CDD and while assessments for BTR have not yet been approved, but they should be in the range of \$750/annual assessment per unit. Between CDD O&M and Master POA, it is anticipated the fees will equal approximately \$100/month/unit. Final O&M and Master POA fees are not yet determined but are expected to be minimal, as they will cover common area landscaping, irrigation, entry features, wayfinding signs, holiday décor, and similar expenses, split amongst all users.

The roads and stormwater system constructed by the CDD will be conveyed to the County as public infrastructure, with the County responsible for ongoing maintenance, as with any public ROW. The POA will maintain the landscaped areas outside of curb-to-curb to enhance area beautification and support the overall “placemaking” that benefits all users.

EXPEDITATED APPROVALS

EDA/MPUD terms require the County to provide expedited approvals. In addition, zoning, ERP, mass grading, density, utilities, and traffic are all complete and vested. The only approval is final site plan and engineering for the pod.

DROPBOX

https://www.dropbox.com/scl/fo/9unztspazco686e15ktvd/AH_8puuLRhnoFUMrhfweH7M?rlkey=yt7p1fn7jliqyjfalwl9t3b8&st=lo5hgu1t&dl=0

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Aerials (cont'd)



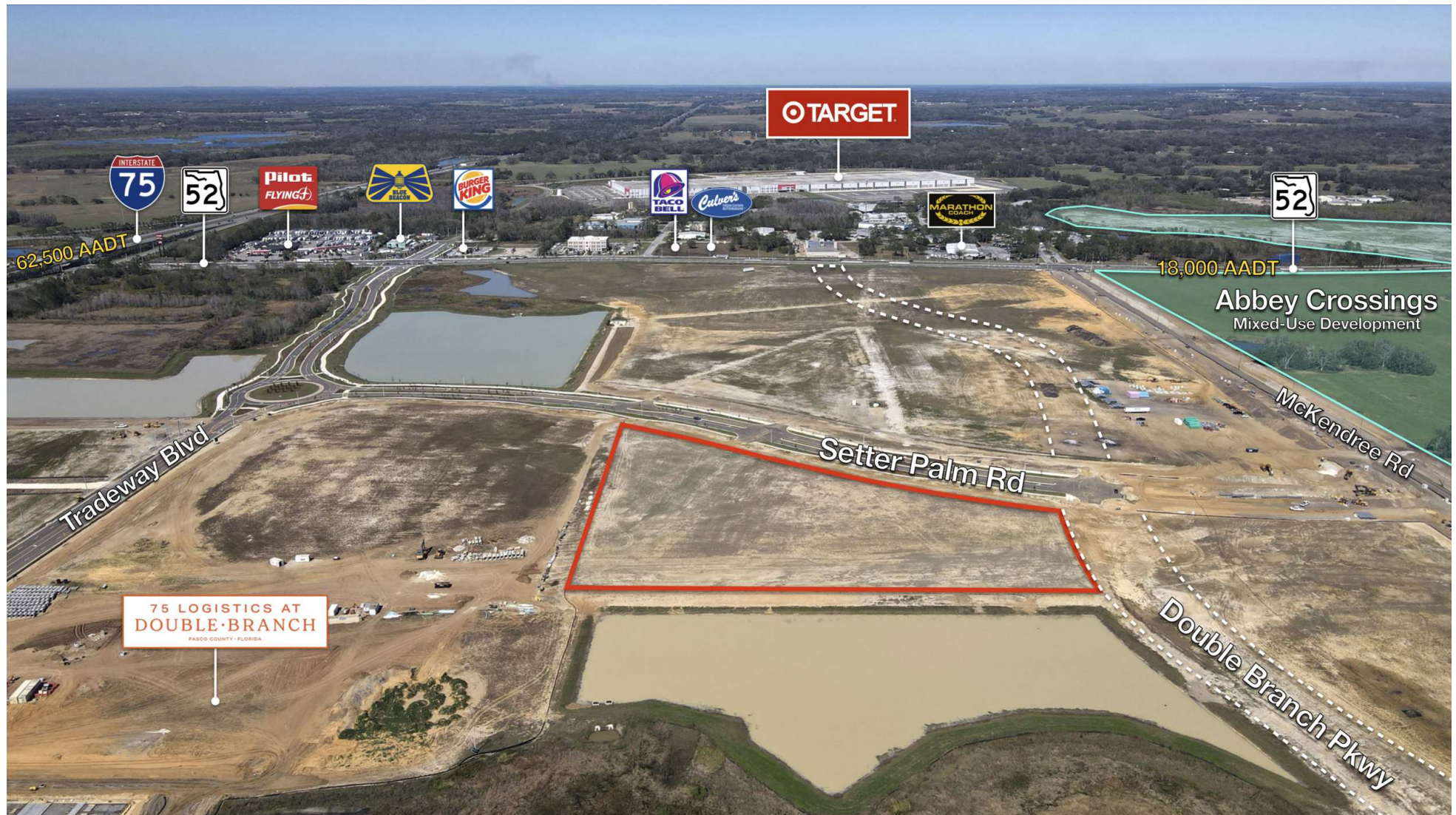
Aerials (cont'd)



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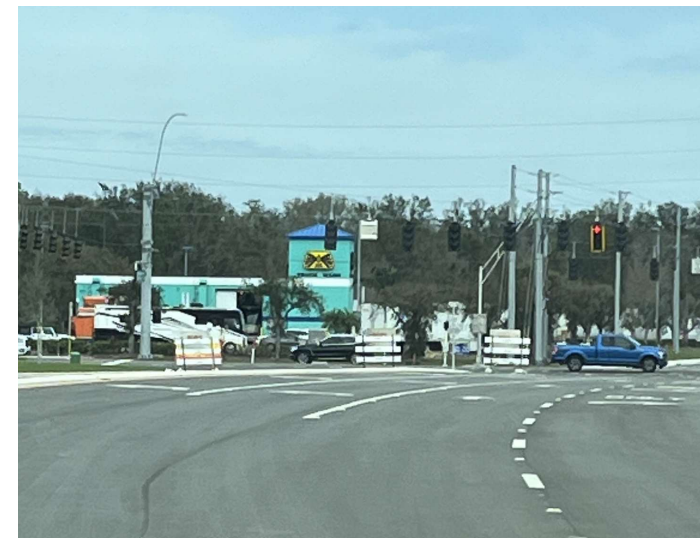
Aerials (cont'd)



Aerials (cont'd)



Additional Photos



Cottage Concept Plan-165 Units



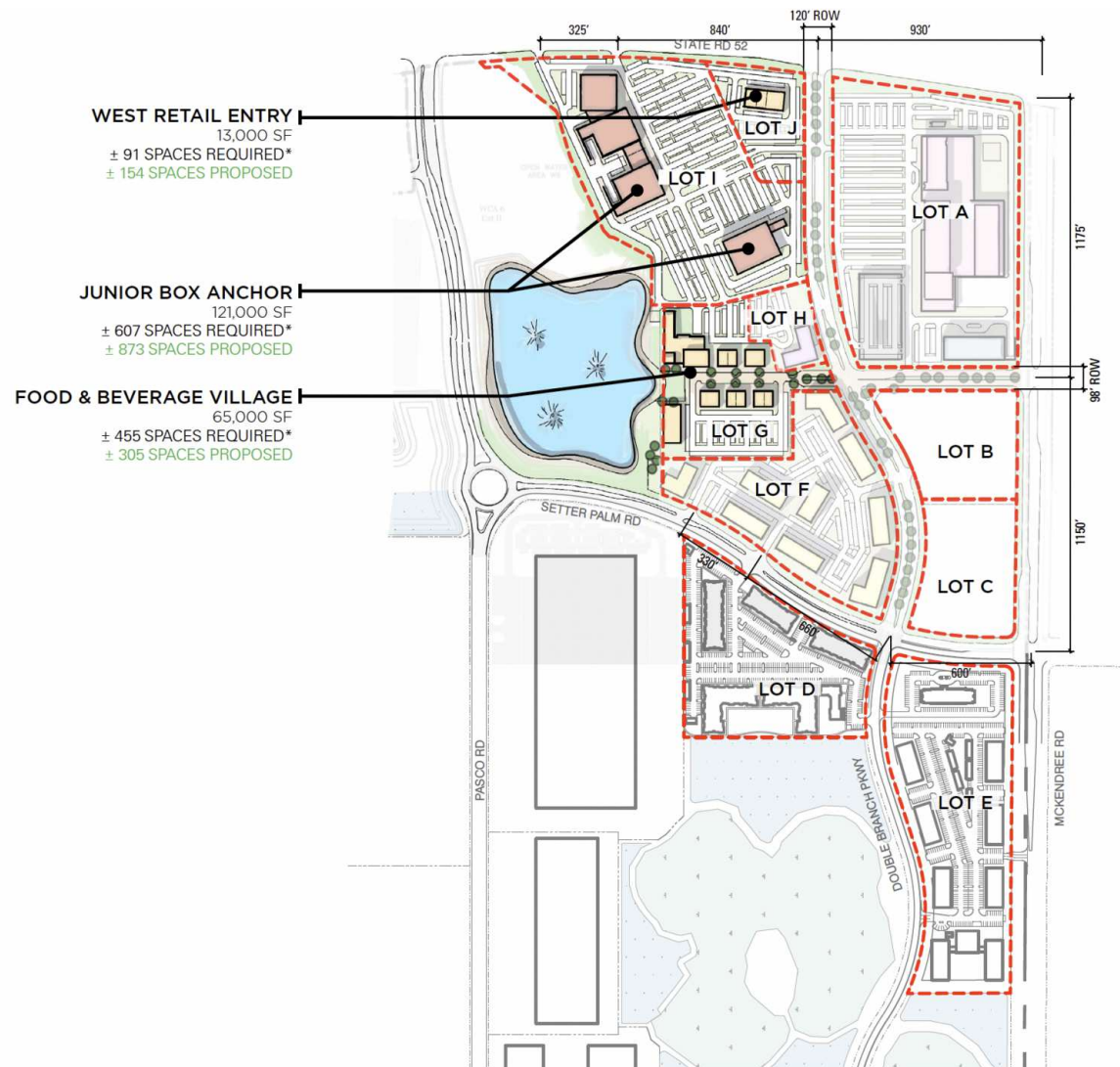
DOUBLE BRANCH | Lot D Concept Plan
Pasco County, FL
02.19.2025



Apartment Concept- 294 Units



Master Plan



PARCEL	ACREAGE
LOT A	± 20.586
LOT B	± 5.292
LOT C	± 5.267
LOT D	± 10.856
LOT E	± 14.399
LOT F	± 11.378
LOT G	± 8.579
LOT H	± 1.913
LOT I	± 18.037
LOT J	± 3.344
LOT SUBTOTAL	74.396
ROAD ACREAGE	± 8.067
TOTAL ACREAGE*	± 82.463
*LOTS 'E' AND 'D' ARE EXCLUDED FROM TOTAL	

Demographics Map & Report

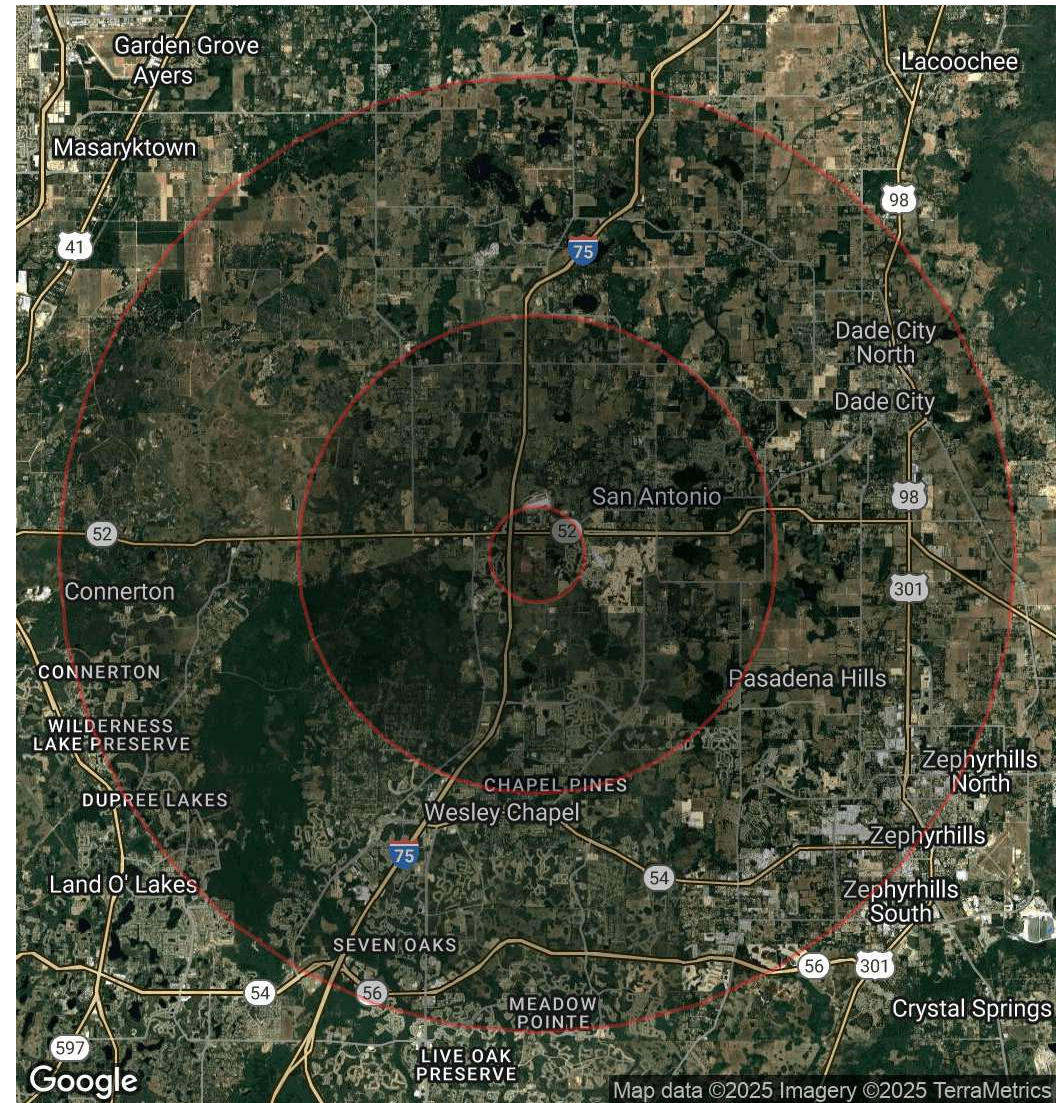
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	959	33,426	216,644
Average Age	67	42	43
Average Age (Male)	68	41	42
Average Age (Female)	67	42	43

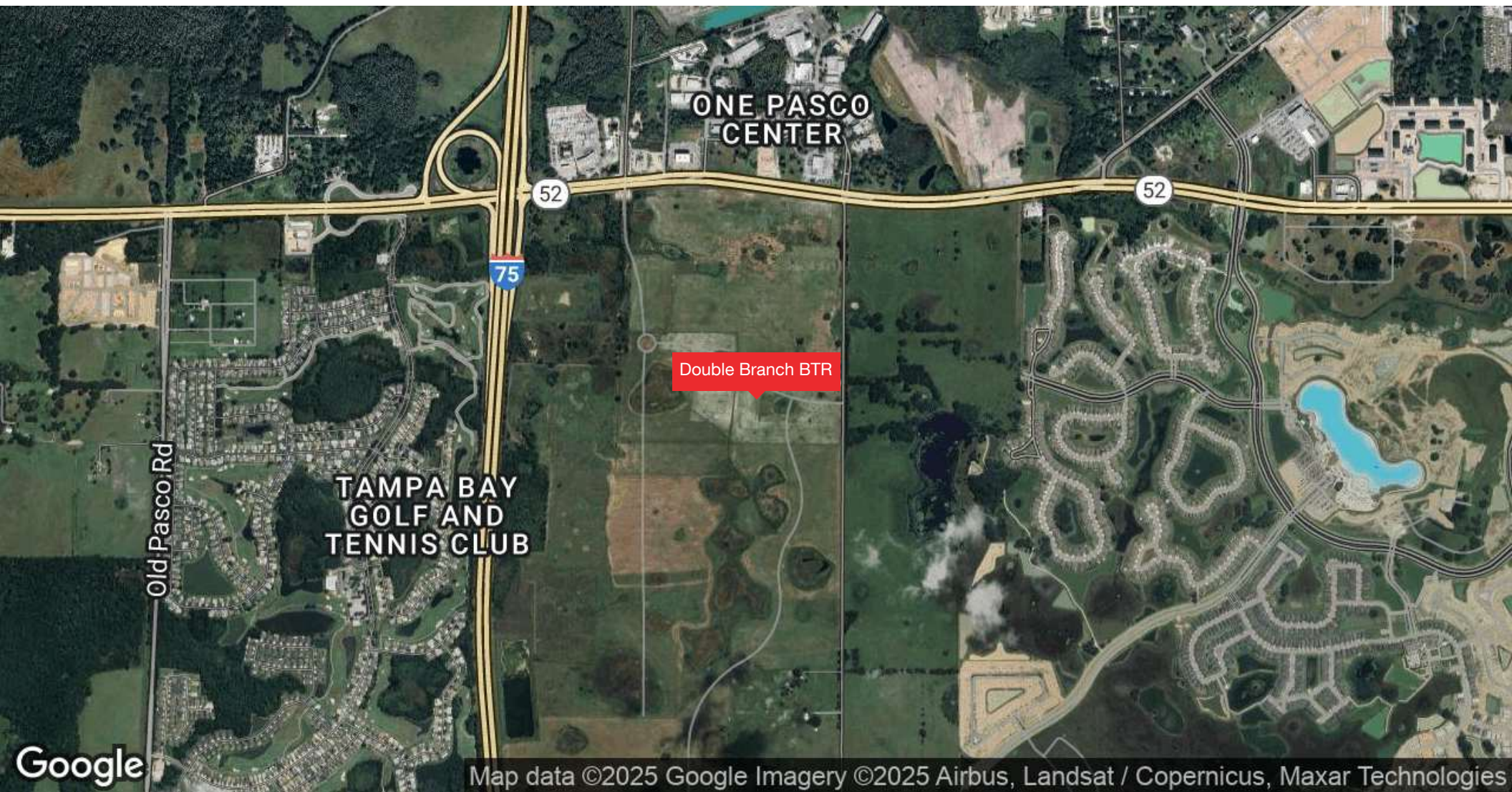
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	518	11,650	81,044
# of Persons per HH	1.9	2.9	2.7
Average HH Income	\$102,318	\$130,443	\$115,184
Average House Value	\$368,340	\$439,857	\$370,171

Demographics data derived from AlphaMap



Regional Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.